

PACIFIC NORTHWEST TITLE COMPANY
OF WASHINGTON, INC.
215 Columbia Street
Seattle, Washington 98104-1511

Title Officer, Curtis Goodman (curtisgoodman@pnwt.com)
Assistant Title Officer, Rob Chelton(robchelton@pnwt.com)
Assistant Title Officer, Charlie Bell (charliebell@pnwt.com)
Unit No. 12
FAX No. (206)343-1330
Telephone Number (206)343-1327

King County Administration Property Services
500A King Admin. Bldg./500 4th Avenue Title Order No.: 660871
Seattle, WA 98104
Attention: Anne Lockmiller
Your Ref.: ROLPH PROPERTY

A. L. T. A. COMMITMENT
SCHEDULE A

Effective Date: September 5, 2007, at 8:00 a.m.

1. Policy(ies) to be issued:

Homeowner's Policy	Amount	TO BE AGREED UPON
(ALTA 1998)	Premium	
	Tax (8.9%)	

NOTE: As a result of the June 2005 revision to the NWMLS Purchase and Sale Agreement, this commitment provides for the issuance of the Homeowner's Policy of Title Insurance (ALTA 1998). If ALTA Standard Coverage is required, **please contact the title unit.**

Proposed Insured:

TO FOLLOW

2. The Estate or interest in the land described herein and which is covered by this commitment is fee simple.
3. The estate or interest referred to herein is at Date of Commitment vested in:

KING COUNTY, a political subdivision of the State of Washington

4. The land referred to in this commitment is situated in the State of Washington, and described as follows:

As on Schedule A, pages 2 and 3, attached.

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The land referred to in this commitment is situated in the State of Washington, and described as follows:

Lot B, King County Boundary Line Adjustment L04L0077, recorded under Recording Number 20050222900014, being located in the southeast quarter of Section 4, Township 22 North, Range 6 East, W.M., in King County, Washington;

EXCEPT wetlands as delineated on said Boundary Line Adjustment, more particularly described as follows:

Beginning at the Southeast corner of said Lot B;

Thence north 88°20'39" west along the South line of said Lot B a distance of 1000.10 feet to the southwest corner of said Lot B;

Thence north 00°51'16" east along the West line of said Lot B distance of 708.04 feet to the northwest corner of said Lot B;

Thence south 88°13'38" east along the North line of said Lot B distance of 179.34 feet to the northwest corner of Lot A of said King County Boundary Line Adjustment;

Thence south 00°51'16" west along the West line of said Lot A, a distance of 100.01 feet;

Thence south 06°33'22" east, continuing along said West line, a distance of 172.57 feet to the Southwest corner of said Lot A;

Thence Southerly and then Easterly along the boundary of an existing wetland through the following courses;

south 35°33'27" east a distance of 27.33 feet;

south 10°03'37" east a distance of 32.71 feet;

south 01°04'56" east a distance of 31.16 feet;

south 05°24'08" east a distance of 35.61 feet;

south 02°11'41" west a distance of 34.75 feet;

south 06°06'57" west a distance of 52.09 feet;

south 18°42'29" east a distance of 10.81 feet;

south 62°02'20" west a distance of 50.68 feet;

south 14°37'32" east a distance of 29.78 feet;

south 30°51'44" east a distance of 30.46 feet;

south 65°12'00" east a distance of 17.74 feet;

south 56°42'18" east a distance of 33.80 feet;

south 66°29'11" east a distance of 52.32 feet;

south 65°38'57" east a distance of 40.60 feet;

south 76°01'46" east a distance of 22.65 feet;

north 85°51'26" east a distance of 26.07 feet;

north 71°46'36" east a distance of 30.63 feet;

north 75°07'08" east a distance of 39.16 feet;

north 81°02'10" east a distance of 32.27 feet;

north 85°09'08" east a distance of 39.87 feet;

(legal description, continued)

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LEGAL DESCRIPTION, continued:

south 88°18'29" east a distance of 110.08 feet;
Thence north 01°41'31" east a distance of 107.79 feet;
Thence south 88°18'29" east a distance of 359.26 feet to the east
line of said Lot B;
Thence south 00°51'16" west along said east line a distance of
217.93 feet to the point of beginning.

END OF SCHEDULE A

NOTE FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per amended RCW 65.04. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document.

Ptn. Tract 9, Maple Valley Garden Tracts, unrecorded

PACIFIC NORTHWEST TITLE COMPANY OF WASHINGTON, INC.
A.L.T.A COMMITMENT

Schedule B

Order No. 660871

I. The following are the requirements to be complied with:

- A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- B. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

II. Schedule B of the Policy or Policies to be issued (as set forth in Schedule A) will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

B. GENERAL EXCEPTIONS:

- 1. Rights or claims of parties in possession not shown by the public records.
- 2. Public or private easements, or claims of easements, not shown by the public record.
- 3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records, or Liens under the Workmen's Compensation Act not shown by the public records.
- 5. Any title or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or sound, or lands beyond the line of the harbor lines as established or changed by the United States Government.
- 6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- 7. Any service, installation, connection, maintenance, capacity, or construction charges for sewer, water, electricity or garbage removal.
- 8. General taxes not now payable or matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
- 9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes.

C. SPECIAL EXCEPTIONS: As on Schedule B, attached.

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SPECIAL EXCEPTIONS:

NOTE FOR INFORMATION PURPOSES ONLY:

EFFECTIVE JANUARY 1, 1997, AND PURSUANT TO AMENDMENT OF WASHINGTON STATE STATUTES RELATING TO STANDARDIZATION OF RECORDED DOCUMENTS, THE FOLLOWING FORMAT AND CONTENT REQUIREMENTS MUST BE MET. FAILURE TO COMPLY MAY RESULT IN REJECTION OF THE DOCUMENT BY THE RECORDER.

FORMAT:

MARGINS TO BE 3" ON TOP OF FIRST PAGE, 1" ON SIDES AND BOTTOM - 1" ON TOP, SIDES AND BOTTOM OF EACH SUCCEEDING PAGE. RETURN ADDRESS IS ONLY ITEM ALLOWED WITHIN SAID 3" MARGIN. NOTHING WITHIN 1" MARGINS.

FONT SIZE OF 8 POINTS OR LARGER AND PAPER SIZE OF NO MORE THAN 8 1/2" BY 14".

NO ATTACHMENTS ON PAGES SUCH AS STAPLED OR TAPED NOTARY SEALS; PRESSURE SEALS MUST BE SMUDGED.

INFORMATION WHICH MUST APPEAR ON THE FIRST PAGE:

RETURN ADDRESS, WHICH MAY APPEAR WITHIN THE UPPER LEFT HAND 3" MARGIN.

TITLE OR TITLES OF DOCUMENT.

IF ASSIGNMENT OR RECONVEYANCE, REFERENCE TO RECORDING NUMBER OF SUBJECT DEED OF TRUST.

NAMES OF GRANTOR(S) AND GRANTEE(S) WITH REFERENCE TO ADDITIONAL NAMES ON FOLLOWING PAGES, IF ANY.

ABBREVIATED LEGAL DESCRIPTION (LOT, BLOCK, PLAT NAME, OR SECTION, TOWNSHIP, RANGE AND QUARTER QUARTER SECTION FOR UNPLATTED).

ASSESSOR'S TAX PARCEL NUMBER(S).

(continued)

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SPECIAL EXCEPTIONS (continued):

1. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: Pacific Northwest Pipeline Corp.
PURPOSE: Pipeline or pipelines
AREA AFFECTED: As constructed over said premises
RECORDED: February 6, 1956
RECORDING NUMBER: 4661500

As amended by instrument recorded under Recording Number 7307160217.

2. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: Pacific Northwest Pipeline Corporation

PURPOSE: Pipeline or pipelines
AREA AFFECTED: As constructed over said premises
RECORDED: February 6, 1956
RECORDING NUMBER: 4661501

As amended by instruments recorded under Recording Numbers 7107270053 and 20020702000892.

3. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: Northwest Pipeline Corporation

PURPOSE: Natural gas pipeline and appurtenances

AREA AFFECTED: Portion of said premises
RECORDED: April 10, 2003
RECORDING NUMBER: 20030410000832

4. SENSITIVE AREA NOTICE AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: June 6, 1995
RECORDING NUMBER: 9506060279

Said instrument states, in part, that limitations may exist on actions in or affecting the sensitive areas or their buffers present on the property.

As amended by instrument recorded under Recording Number 9506280875.

(continued)

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5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN LOT LINE ADJUSTMENT, COPY ATTACHED:

RECORDED: February 22, 2005
RECORDING NUMBER: 20050222900014

6. MEMORANDUM OF TIMBER SALE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: July 2, 2002
RECORDING NUMBER: 20020702000907

7. The property herein described is carried on the tax rolls as exempt; however, it will become taxable from the date of transfer to a taxable entity.

TAX ACCOUNT NUMBER: 511240-0045-03

NOTE: PLEASE CONTACT THE KING COUNTY ASSESSOR'S OFFICE AT 206-296-5151 OR ONLINE AT "WWW.METROKC.GOV/ASSESSOR" TO VERIFY THE TAX AMOUNT DUE, AS EXEMPT TAXES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

8. Until the amount of the policy to be issued is provided to us, and entered on the commitment as the amount of the policy to be issued, it is agreed by every person relying on this commitment that we will not be required to approve any policy amount over \$100,000, and our total liability under this commitment shall not exceed that amount.
9. Title is to vest in persons not yet revealed and when so vested will be subject to matters disclosed by a search of the records against their names.
10. Payment of Real Estate Excise Tax, if required.

The property described herein is situated within the boundaries of local taxing authority of **unincorporated King County**.

Present Rate of Real Estate Excise Tax as of the date herein is **1.78%**.

11. **Notwithstanding the insuring clauses of this policy, the Company does not insure against any loss or damage by reason of lack of access to and from the land.**

(continued)

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12. Matters relating to the issuance of the HOMEOWNER'S POLICY OF TITLE INSURANCE and, if applicable, LENDER'S EXTENDED COVERAGE: The results of our inspection will be furnished by supplemental report.

No inspection will be made until we are supplied the name of the proposed purchaser and sale price.

NOTE 1: SPECIAL TAXES AND CHARGES, PAID IN FULL:

YEAR:	2007	
TAX ACCOUNT NUMBER:	511240-0045-03	
	AMOUNT BILLED	
SPECIAL DISTRICT:	\$100.43	
	\$10.57	
	\$11.88	
	\$10.00	
TOTAL BILLED:	\$132.88	PAID: \$132.88

NOTE 2: The records of King County and/or our inspection indicate that the address of the improvement located on said land is:

22629 Southeast 206th Street
Maple Valley, Washington 98038.

NOTE 3: The Loan Policy to issue will contain a Form 8.1 (Environmental Protection Lien) Endorsement.

NOTE 4: **The legal description submitted has been modified** as set forth herein to comply with the record and the presumed intention of the parties to the transaction. **THE SAME SHOULD BE EXAMINED AND APPROVED BY SAID PARTIES PRIOR TO CLOSING.**

NOTE 5: Upon notification of cancellation, there will be a minimum cancellation fee of \$50.00 plus tax of \$4.45.

END OF SCHEDULE B

Title to this property was examined by:

Teri Nelson

Any inquiries should be directed to one of the title officers set forth in Schedule A.

can/20000929001739/20040419000147

King County Administration Property Serv
500A King Admin. Bldg./500 4th Avenue
Seattle, WA 98104
Attention: Anne Lockmiller

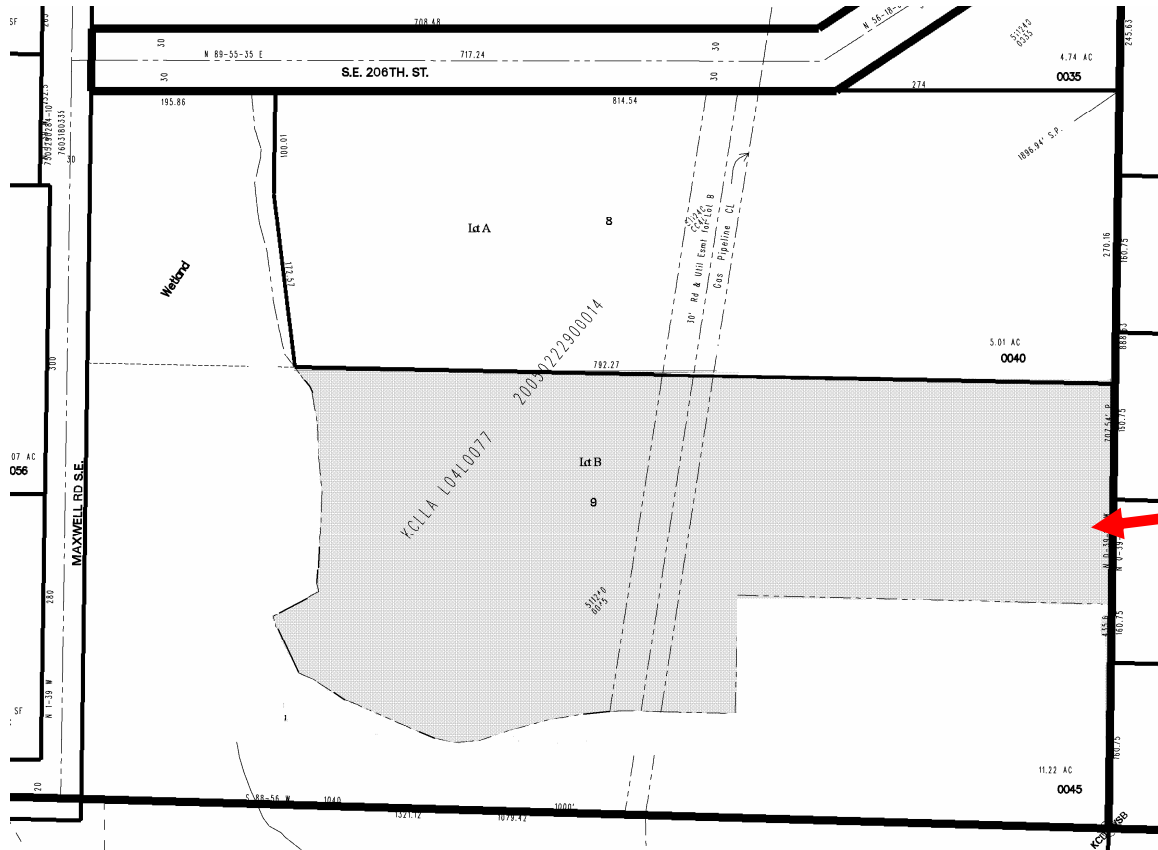
Order No.: 660871
Your Ref.: ROLPH PROPERTY

Please find enclosed a copy of a Commitment for Title Insurance on the above referenced transaction, as requested.

Thank you for the opportunity to serve you. Pacific Northwest Title Company of Washington, Inc. takes great pride in the service and customer satisfaction we are able to provide our customers. If we can answer any questions or provide further assistance, please feel free to call.

Curtis Goodman
Title Officer
Unit No. 12

portion Lot B of KC BLA No. L04L0077,
Recording No. 20050222900014




PACIFIC NORTHWEST TITLE
Company of Washington, Inc.

Order No. **660871**



IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.